

Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



Niskayuna

- 28.9%

+ 50.0%

- 16.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

February

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	38	27	- 28.9%	78	46	- 41.0%
Closed Sales	16	24	+ 50.0%	36	52	+ 44.4%
Median Sales Price*	\$300,000	\$250,000	- 16.7%	\$273,000	\$266,250	- 2.5%
Percent of Original List Price Received*	92.1%	98.1%	+ 6.6%	93.0%	97.1%	+ 4.4%
Days on Market Until Sale	85	48	- 43.5%	69	49	- 29.0%
Inventory of Homes for Sale	85	43	- 49.4%	--	--	--
Months Supply of Inventory	2.6	1.3	- 52.0%	--	--	--

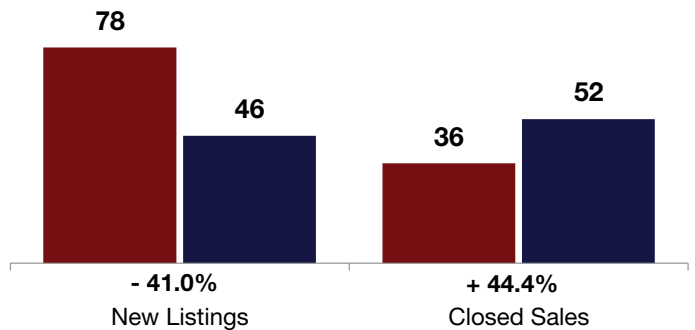
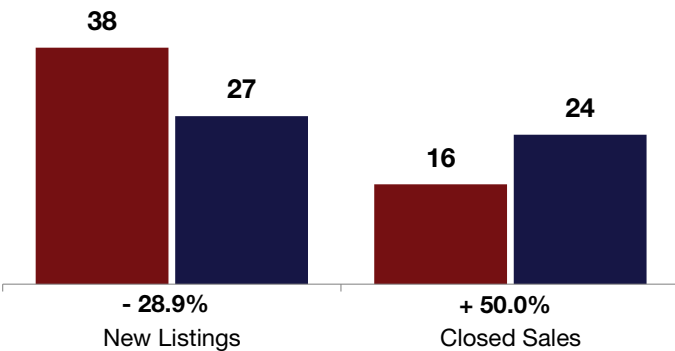
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

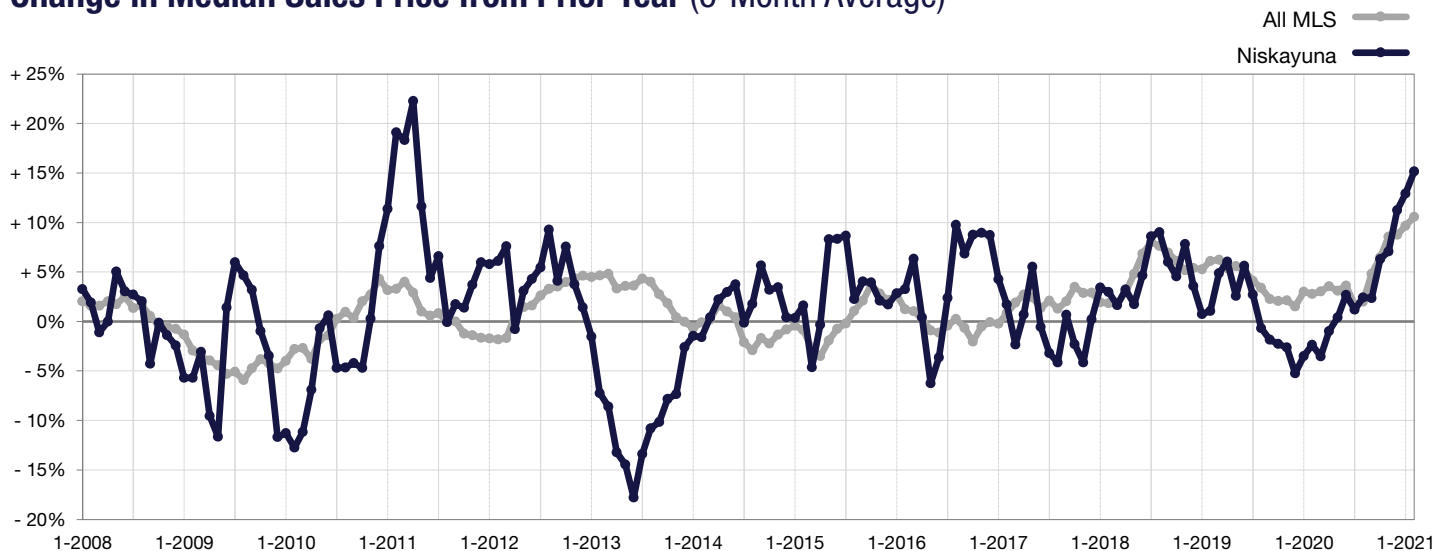
■ 2020 ■ 2021

Year to Date

■ 2020 ■ 2021



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.